

CITY OF SAN JOSÉ, CALIFORNIA
 Department of Planning, Building and Code Enforcement
 801 North First Street, Room 400
 San José, California 95110-1795

Hearing Date/Agenda Number
 H.L.C. 01/08/03 Item 6.d.

File Number
 HP02-023

Application Type
 Historic Preservation Permit

Council District SN
 4
 NA

Planning Area
 Alviso

Assessor's Parcel Number(s)
 015-02-022

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Sally Notthoff Zarnowitz

Location: North of Taylor Street approximately 50 feet west of Gold Street in the Alviso Planned Community

Gross Acreage: 0.303

Net Acreage: 0.303

Net Density: n/a

Existing Zoning: CN Commercial
 Neighborhood

Existing Use: Alviso Town Hall, City Landmark No. HL00-117

Proposed Zoning: No change

Proposed Use: : Alviso Town Hall, City Landmark No. HL00-117

GENERAL PLAN

Completed by: SNZ

Land Use/Transportation Diagram Designation
 Mixed Use

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: SNZ

North: CN Commercial Neighborhood

Residential

East: CN Commercial Neighborhood

Residential

South: CN Commercial Neighborhood

West: CN Commercial Neighborhood

Restaurant Parking

Completed by: SNZ

☐ Environmental Impact Report
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☒ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: SNZ

Annexation Title: Alvison Consolidation

Date: 3/12/1968

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☐ Approval
☐ Approval with Conditions
☐ Denial
☐ Uphold Director's Decision

Date: Jan. 8, 2003

Approved by: _____
☐ Action
☒ Recommendation

OWNER	DEVELOPER	ARCHITECT
City of San Jose 801 North First St. San Jose CA 95110	Dept. of Public Works Architectural Engineering Division 675 North First St., Suite 300 San Jose CA 95112	Janke and Associates 60 North Keeble Ave. San Jose CA 95126

PUBLIC AGENCY COMMENTS RECEIVED	Completed by: SNZ
Department of Public Works	
See attached	
Other Departments and Agencies	
See attached	
GENERAL CORRESPONDENCE	
None	
ANALYSIS AND RECOMMENDATIONS	

BACKGROUND

The City of San Jose Department of Public Works, Architectural Engineering Division is requesting a Historic Preservation Permit to allow exterior changes to City Landmark No.HL00-117, The Alviso Town Hall. This project is a City of San Jose Capital Improvement Project. The site is located in the CN Commercial Neighborhood Zoning District with a San José 2020 General Plan Land Use/Transportation Diagram designation of Mixed Use.

On April 6, 2000, the Historic Landmarks Commission voted to nominate the Alviso Town Hall as a City Landmark. On May 5, 2000 the City Council adopted Resolution No. 69539 to designate the Alviso Town Hall as a City Landmark (HL00-117). Constructed about 1935, this building functioned as Alviso's City Hall. The building has rounded wood siding and a gabled roof with a stepped false façade. The overhanging eaves are enclosed. Square posts support the full recessed front porch. A flagpole is located on the peak of the gable. This building contributes to the National Register District.

ENVIRONMENTAL REVIEW

Under the provisions of Section 15331 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from environmental review in that the project is limited to the rehabilitation of a historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

GENERAL PLAN CONFORMANCE

This property has a General Plan designation of Mixed Use. The proposed project and existing community policing center use are consistent with the General Plan Land Use Transportation Diagram designation of Mixed Use which allows for developments consisting of one or more of the three major use categories – residential, commercial, and industrial and is intended to provide flexibility. This project is also consistent with the Discretionary Alternate Use Policy for Structures of Historical or Architectural Merit. Under this policy, land uses other than those designated on the Land Use/Transportation Diagram may be allowed on sites with structures of significant historical or architectural merit if to do so would enhance the likelihood that the historic/architectural qualities would be preserved, and the use would not otherwise be incompatible with the surrounding area.

PROJECT DESCRIPTION

The current alteration proposes to repair and paint existing wood siding, relocate existing electrical conduit, replace existing non-historic aluminum sliding windows with new wood windows to match or complement historic window style and replace existing asphalt shingle roof with new roofing. In addition, the project proposes the installation of a new building mounted antenna, outdoor lighting fixtures and landscaping and the construction of a new access path, driveway and parking lot.

ANALYSIS

The primary project issue is conformance with the Secretary of the Interior's Standards for Rehabilitation. The project conforms to the Standards in general, and in particular to Standards Nos.1, 6 and 9.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
6. Deteriorated historic features will be repaired rather than replaced.. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The building will be used in a manner consistent with its original use as a public building. The historic wood siding will be repaired rather than replaced. Where deterioration requires replacement of the siding, it will be replaced in kind. The applicant has located historic photographs of the primary building façade showing wood casement windows with true divided lights. The proposed installation of new casement wood windows with true divided lights will not destroy historic material and is substantiated by photographic evidence depicting the front elevation. The applicant is researching the historic window style on the remaining facades. If historic photographs are not located, the aluminum windows will also be replaced with new casement wood windows with true divided lights.

The Department of Public Works is researching the use of alternative paving materials and the elimination of parking spaces on the eastern side of the building in order to retain the rural character of the site. The landscape consultant will incorporate plants that are consistent with the Alviso Masterplan. Roofing materials, outdoor light fixtures, information regarding alternative paving materials and paint color selections that are differentiated from yet compatible with the historic structure and site will be presented at the Historic Landmarks Commission meeting.

COMMUNITY OUTREACH

A public hearing notice for the project was published in a local newspaper and mailed to all property owners and tenants within 500 feet of the subject site.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission find that the proposal conforms to the Secretary of the Interior's Standards and recommend approval of the proposed alterations to the Director of Planning.

Attachments:

- ? DPR
- ? Photograph
- ? Map